



ATTACHMENT 4  
COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

## Public Health Department

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer



**Public Health**  
Prevent. Promote. Protect.

October 30, 2014

Scott and Elaine McElmury  
749 Gough Ave.  
Templeton, CA 93465

**ATTN: SCOTT and ELAINE McELMURY**  
**RE: PARCEL MAP CO 14-0031**  
**APN: 041-131-039**

### Water Supply and Wastewater Disposal

This office is in receipt of **preliminary** evidence from the Templeton Community Services District to provide water and sewer services to the above noted project in the form of an "Intent to Serve" dated August 8, 2014.

Be advised that final will-to-serve documentation for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

**CO 14-0031** is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c Schani Siong, County Planning  
TCSD



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

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## MEMORANDUM

Date: January 6, 2015  
To: Schani Siong, Project Planner  
From: Frank Honeycutt, Development Services Engineer  
Subject: **Public Works Project Referral for SUB2014-00014 – McElmury Parcel Map for 3 parcels. Gough Av., Templeton APN 041-131-039 - REVISED**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

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**PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:**

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1. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

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**Public Works Comments:**

- A. At the time the project referral was received by Public Works on August 26, 2014 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommended road improvements along Lincoln and Gough Streets may impact or require removal of existing trees. However, as curb, gutter, and sidewalk are not required, the road improvements may be minimal. The Planner should address this issue in the environmental determination.
- C. In accordance with Resolution 2008-152 Lincoln shall be improved to an A-2 standards along the project frontage.
- D. The proposed project is within the Templeton Road Improvement Fee Area A. Payment of Road Improvement Fees is required prior to building permit issuance.

- E. Typically, existing overhead utilities within the urban reserve line are placed underground as a part of subdivision improvements. In this case the power pole are either at the edge of the project or would have minimal impact if relocated. Therefore Public Works is not recommending that they be relocated. However, the individual existing overhead service lines to each lot should still be placed underground when each lot is developed.
- F. The project meets the applicability criteria for Stormwater Management and is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/SWC+P+Application+Pkg.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/SWC+P+Application+Pkg.pdf)

The Post Construction Requirement (PCR) Handbook can be found at:

[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

The applicant must decide whether all stormwater management facilities are to be designed and constructed as subdivision improvements, or individually with each lot as they are developed. If Storm water management facilities are required:

- a. Stormwater management facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements. Maintenance for those facilities shall be guaranteed in perpetuity.
- b. Whether constructed as subdivision improvements or individually, an impervious area ceiling (maximum allowed impervious area) must be assumed for each lot and conditions citing that as a building restriction for that lot will be required.
- c. If constructed individually, each lot will be required to perform its own stormwater management on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat it's stormwater per the performance requirements determined by the total impervious square footage of the subdivision. Maintenance for those facilities shall be guaranteed in perpetuity.

## **Recommended Public Works Conditions of Approval**

### Access and Improvements:

- 1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
  - a. Lincoln Street shall be widened to complete the project frontage of an A-2 urban street (without curb gutter and sidewalk) section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
  - b. A private access driveway serving Parcel 1 shall be constructed to Templeton Fire Department Standards within an access and utility easement with additional easement width as necessary to contain all elements of the driveway prism.

Offers, Easements and Restrictions:

2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
  - a. For future road improvement 50-foot wide road right-of-way along Lincoln Street to be described as 25-feet from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism.

Improvement Plans:

3. Prior to recordation of the map, Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Sedimentation and erosion control plan for subdivision related improvement locations.
  - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
  - e. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
4. With the development of each parcel, all existing individual overhead electric power, telephone and cable television service lines to each parcel shall be relocated underground [21.03.10(h)]. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
5. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.
6. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
7. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Stormwater Pollution Prevention

8. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin(s) on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards.
9. At the time of application for construction permits, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for

Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) to satisfy post construction requirements for stormwater treatment prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.

10. If stormwater treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own stormwater treatment on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat its stormwater per the performance requirements determined by the total assumed impervious square footage of the tract.
11. Stormwater treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements
12. At the time of submittal of the improvement plans, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
13. Prior to approval of the improvement plans, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.
14. At the time of application for construction permits, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
15. Prior to approval of the construction permits, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Fees:

16. On-going condition of approval (valid for the life of the project), and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Templeton Area A Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Additional Map Sheet:

17. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel map. The additional map sheet shall include the following:
- If a fenced drainage basin is required, that the owner(s) are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
  - If a drainage basin is required, that the owner(s) are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
  - All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads to be accepted for County maintenance require an encroachment permit.
  - All public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
  - In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Templeton Area A Road Improvement Fees for each future building permits in the amount prevailing at the time of payment.
  - If necessary, the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Storm Water Control Plan.

Covenants, Conditions and Restrictions:

18. If a shared stormwater basin is proposed, the developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:
- If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
  - If a drainage basin is required, on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
  - Maintenance of all common areas within the subdivision in perpetuity.

Miscellaneous:

19. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
20. All timeframes on approved tentative maps for filing of final parcel are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.



FH

SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2014

TO: PW

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)  
North County Team / Development Review

AUG 27 2014

**PROJECT DESCRIPTION:** SUB2014-00014 CO14-0031 MCELMURY – Proposed parcel map to split one parcel of 1.26 acres into three parcels of 0.48, 0.33, and 0.45 acres respectively. Site location is 749 Gough Ave, Templeton. APN: 041-131-039

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

#### PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES  
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
(Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Map lacking required information see attached check list. Recommend information hold.

Date 9/5/14

Name TAL R.

Phone x5745

## SLO County Public Works Dept.

## 21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. CO 14-0031

Status	Item
✓	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
✓	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
✓	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
✓	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft
X	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
X	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
X	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
X	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.
① O	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
② O	(13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.
③ O	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
X	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site
✓	<b>21.02.048 (a)(2)</b> <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.

X = Not Applicable O = Requires Compliance ✓ = Complied

For Tract Map Applications only: \$ deposit rec'd Y / N C &amp; I Agreement rec'd Y / N

## COMMENTS:

① Net area of each parcel not shown.

② Width of Lincoln Ave right of way not shown. Add label "CO RD #5182" to Lincoln Ave

③ Accepted offer of dedication per 12BB OR 101 not shown. Access to Parcel 1 not shown.



SAN LUIS OBISPO COUNTY

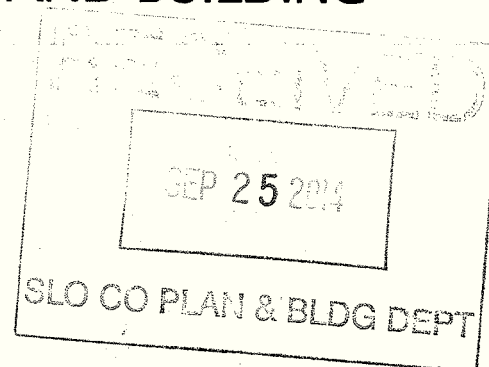
## DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 8/25/2014

TO: Parks

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)  
North County Team / Development Review



**PROJECT DESCRIPTION:** SUB2014-00014 CO14-0031 MCELMURY – Proposed parcel map to split one parcel of 1.26 acres into three parcels of 0.48, 0.33, and 0.45 acres respectively. Site location is 749 Gough Ave, Templeton. APN: 041-131-039

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CACs please respond within 60 days. Thank you.

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(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Pay Quimby Fees

9-22-14  
Date

E. KAVANAUGH  
Name

781-4089  
Phone

**BOARD OF DIRECTORS**

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*Utilities Supervisor*

**Keith Aggson**  
*Interim Fire Chief*

**Melissa Johnson**  
*Recreation Supervisor*

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**TEMPLETON COMMUNITY SERVICES DISTRICT**

**P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820**

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September 4, 2014

Schani Siong  
San Luis Obispo County Planning Dept  
County Government Center,  
San Luis Obispo, CA 93408

Subject: SUB2014-00014 CO14-0031 MCELMURY, North County E-Referral, PM, Templeton  
APN 041-131-039, Water and Sewer Utilities

Dear Schani,

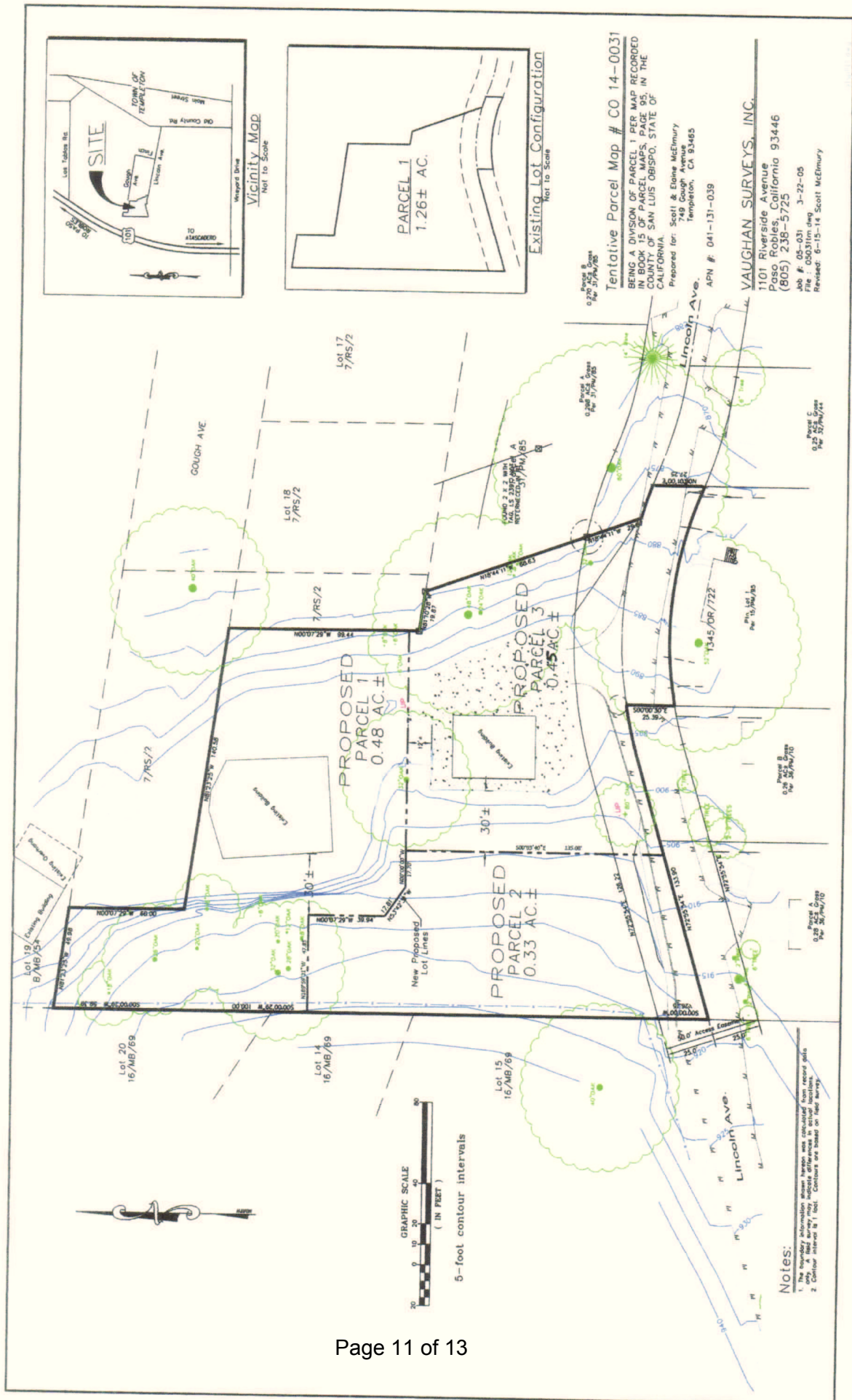
We have reviewed the submittal for the above referenced project. Please note that the District has attempted to identify potential problems associated with making water and sewer available to the project and that additional comments shall be generated upon receipt of more detailed plans. The District has the following comments:

1. Separate water and sewer connections must be provided to each lot. There are two existing buildings shown on the property that will be on separate parcels once the subdivision is complete. If there are shared existing water and sewer connections, they must be separated.
2. Water and sewer service laterals may not cross intervening lots. In the present configuration, proposed parcels 2 and 3 will be served from Lincoln Street. New water and sewer service to the building on proposed lot 1 must be provided directly from Gough Street. Public Improvement plans and new 20 foot minimum District easements may be required.
3. A comprehensive Fire review will be necessary.

Please feel free to contact me at (805) 434-4915 should you have any questions.

Sincerely,

Bettina L Mayer, PE  
District Engineer



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Utilities Supervisor

**Natalie Klock**  
Finance Officer

**Keith Aggson**  
Interim Fire Chief

**Melissa Johnson**  
Recreation Supervisor

## TEMPLETON COMMUNITY SERVICES DISTRICT

P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820

August 8, 2014

Scott McElmury  
749 Gough Ave  
Templeton CA 93465

Re: **Intent to Serve Letter** – Lot split 749 Gough Ave  
APN 041-131-039

### **Fire Facilities Charges and Park Facilities Fees Due Prior to the Issuance of SLO County Building Permits**

Dear Mr. and Mrs. McElmury:

Pursuant to your completed application for water and sewer service for the above-described lot split, the Templeton Community Services District hereby provides you with an Intent to Serve commitment for 02 <sup>additional</sup> water and 02 sewer units for such premises. Please note that the existing residence already has a commitment of 01 water and 01 sewer unit. This Will Serve commitment is subject to the provisions of the TCSD Water Code, as it may be amended from time to time, and other District Ordinances, codes, rules and regulations concerning water services.

This will serve commitment obligates the District to provide water and sewer service to the above premises to the extent that water and sewer service applications for such premises propose no more units of use than are stated above. The will serve commitment is not transferable to any other property. Requests for refunds are subject to the provisions of District Water and Sewer Codes, as such may be amended from time to time.

At the time that you apply for actual water and sewer service from the District, you will be subject to District ordinances, rules and regulations governing such applications and connections to the District's system. Water and sewer service is immediately available for the above-described property as soon as the infrastructure is completed. All water and sewer fees have been paid in full.

**However, please note that the Fire Department Capital Facilities User Charges and Park Facilities Fees for the two water and two sewer units have not been paid, and will be due prior to the issuance of a building permit.**

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bettina L. Mayer", with a stylized flourish at the end.

Bettina L. Mayer, P.E.  
District Engineer

*Previous letter issued May 16, 2005*